

# Terms and Conditions

## Buy Now Transfer Later

1. Valid for sales applications signed between 1 January 2025 - 31 December 2025 for the following villages. This is set out in table 1 below;

Table 1

Location	Village	Unit types
Whangarei, Northland	Summerset Mount Denby	New & Presale villas, cottages
Milldale, Auckland	Summerset Milldale	New & Presale villas
St Johns, Auckland	Summerset St Johns	New & Presale apartments
Ellerslie, Auckland	Summerset at Heritage Park	New & Presale villas, apartments
Cambridge, Waikato	Summerset Cambridge	New & Presale villas, cottages
Papamoa, Bay of Plenty	Summerset by the Dunes	New & Presale villas, cottages
Te Awa, Hawkes Bay	Summerset Palms	New & Presale villas, cottages
Bell Block, New Plymouth	Summerset at Pohutukawa Place	New & Presale villas, cottages
Waikanae, Wellington	Summerset Waikanae	New & Presale villas, cottages
Lower Hutt, Wellington	Summerset Boulcott	New & Presale villas, apartments, cottages
Blenheim, Marlborough	Summerset Blenheim	New & Presale villas, cottages
Prebbleton, Canterbury	Summerset Prebbleton	New & Presale villas, cottages
Rangiora, Canterbury	Summerset Rangiora	New & Presale villas, cottages

2. Following the transfer, we will refurbish your home. Any damage you caused to your home, other than fair wear and tear, will be your responsibility and at your cost to repair;
3. Residents do not have priority over non-residents on the release of future Independent Living Units (villas, apartments, cottages, townhouses);
4. Eligible for the 2% transfer fee waived within 2 years after taking possession of your home or, for transfers to a Summerset village that was not yet open when you took possession of your home, within 1 year after the relevant Summerset village opens (whichever is longer);
5. Residents will be responsible for third party costs associated with the transfer (including legal and removal costs);
6. Residents will be required to pay the difference in licence fee as per Summerset's transfer policy;
7. Residents will also be required to enter into a new Occupation Right Agreement and comply with its terms;
8. Summerset's standard transfer terms apply;
9. Summerset has the right to cancel and/or change this incentive at any point prior to you signing a sales application;
10. Offer does not apply to existing residents of any Summerset Village.